

**16 Malin Court, Hemel  
Hempstead, Hertfordshire,  
HP3 9AQ**

David  
**Doyle**  
Sales and Lettings

**Offers in Excess of £250,000** Leasehold



A rarely available 2 Double Bedroom 2nd floor Apartment with an allocated parking space directly in front of the building situated within this exclusive development close to excellent amenities, Boxmoor village and Hemel Hempstead mainline railway station offering excellent links to London Euston. The accommodation comprises a generous hallway, living/dining room opening to the fitted kitchen, two bedrooms, the master with an en suite and family bathroom. Offered in good condition throughout and with benefits including a secure entry phone system, double glazing double glazing and lovely communal gardens, an appointment to view is highly recommended.

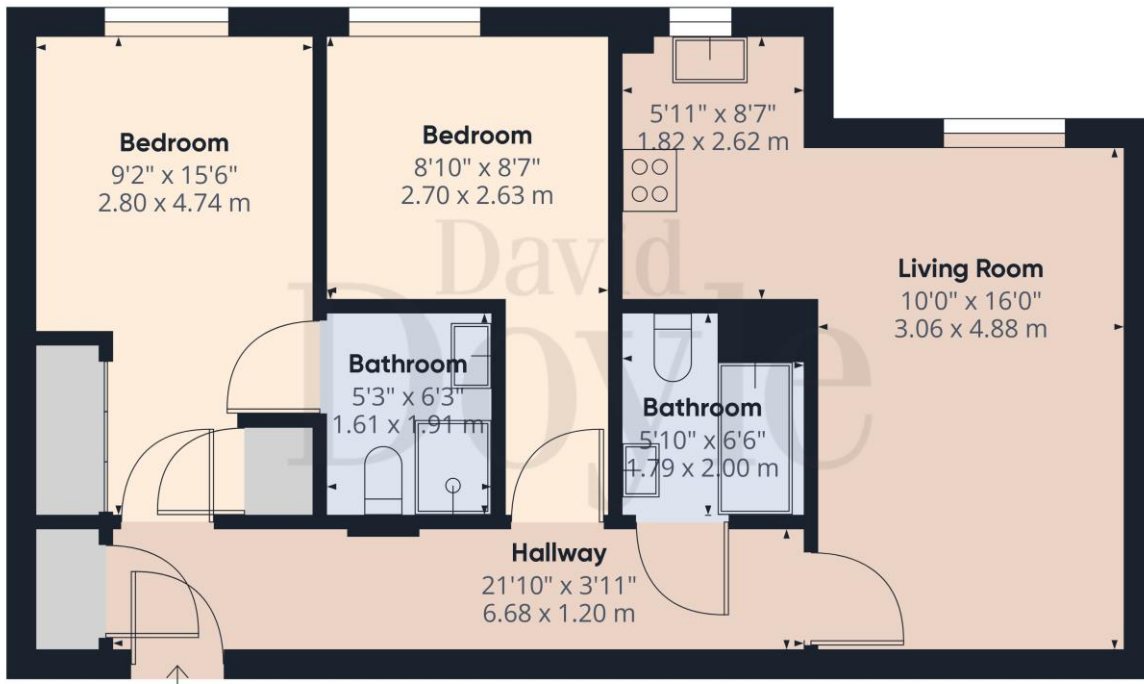
'Boxmoor Village' has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Top Floor Apartment

Allocated Parking Directly In Front Of Block

Popular `Boxmoor` Situation

Close To Station  
Good Order Throughout  
Generous Living Room  
En Suite To Master  
Viewing Advised  
Council Tax Unknown  
Tenure -Leasehold



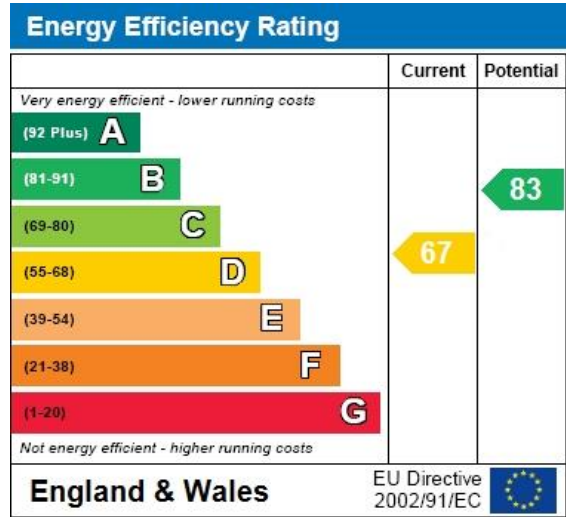
Approximate total area<sup>(1)</sup>  
628.29 ft<sup>2</sup>  
58.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Scan here for more details





CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING

## 16 Malin Court, Hemel Hempstead, Hertfordshire, HP3 9AQ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	2005
Council Tax Band	D
This year council tax charge	1600
Tenure	Leasehold
Ground Rent	375
Next ground rent review date	Jan 30
Method of review/price increase	RPI
Service charge this year	1600
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	Included within management charges
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	N/A
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric
How is your broadband supplied	Fibre
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	N/A

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? Yes

is the property under 11 meters high? Yes

Are you aware of any works required to the block? Yes

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.